



**STATE OF DELAWARE
Architectural Accessibility Board
540 S. DuPont Highway, Suite 1
Dover, Delaware 19901**

MINUTES

I. CALL TO ORDER

The October 12, 2017, meeting of the State of Delaware's Architectural Accessibility Board was called to order by the chairman, Chad Toms. In addition to Mr. Toms, the following board members participated in the meeting, either by email (E) or their actual presence (P): Martin Markiewitz (P), John Nanni (P), Jennifer Ridgely (P), Chang Yoon (P), Neil Himelein (P), Scott Ward (P) and Steve Tull (P).

Also participating: Jennifer Lieber, Chief Administrator

II. APPROVAL OF PREVIOUS MINUTES

The vote was to approve the minutes of the Board's previous meeting, held on September 14, 2017 and the minutes were recorded.

III. DISCUSSION OF AGENDA

None

IV. CHIEF ADMINISTRATOR'S UPDATE

The following projects (all having no accessibility issues and/or impact) were approved by the Administrator, and were presented to the Board for their endorsement/acceptance of the approval:

1. Carvel Building – Heat Pump replacement
2. Buena Vista Water Line Replacement
3. DFS Wilmington Emergency Generator Replacement
4. DSU – Wellness and Recreation Center Boiler Replacement
5. Buena Vista Chiller Replacement
6. DHCI – Roof Repairs for the guest Pavilions 1 &2
7. Baylor Women's Correctional Facility – BAS Controls Upgrade
8. Fifer Middle School – HVAC Improvement
9. Postlethwait Middle School – HVAC Improvement

V. SUBMISSIONS REVIEW COMMITTEE REPORT

The Submissions Review Committee of the Architectural Accessibility Board met on Thursday, October 5, 2017. They reviewed six (4) four cases and they were forwarded to the full Board for their review. The Board's comments and actions on these cases are attached as part of these minutes along with the five (5) additional cases reviewed by the Administrator.

VI. OLD BUSINESS

The Governor's office disapproved Linda Osiecki application for a seat on the Board due to it being a conflict of interest. The will reach out to find another qualified applicant for the vacant seat.

VII. NEW BUSINESS

The Governor's office has suggested that the regulations for the Architectural Accessibility Act be reviewed and updated as it has areas that are out of date. Each member of the Board will review them and submit any comments for discussion at the next meeting.

VIII. SCHEDULE OF NEXT MEETING

The next meeting of the Architectural Accessibility Board was tentatively scheduled for Thursday, November 9, 2017, at 1:30 PM. The location will be the State Fire Service Center in New Castle.

IX. ADJOURNMENT

With nothing further to review or discuss, the meeting was adjourned.

Respectfully submitted,

Jennifer Lieber, Chief Administrator, AAB

JLL

SUBMISSION NUMBER 17106-R

OWNER OMB

PROJECT Sussex County Courthouse – Vehicle Sallyport
Georgetown

DESIGNED BY Studio JAED

CONTACT PERSON Philip Conte

PREVIOUS ACTION Disapproved September 2017

COMMENTS This project is for new vehicle sallyport enclosure. The project is compliant and there are no POT requirements.

RECOMMENDATION Approved

SUBMISSION NUMBER 17085-R

OWNER Red Clay Consolidate School District

PROJECT Central School Renovations
Wilmington, DE

DESIGNED BY Studio JAED

CONTACT PERSON Philip Conte

PREVIOUS ACTION Disapproved August 2017

COMMENTS This project is for renovations to Central School. It was previously denied for the following reasons:
1. Sheet 3.3 – 15” min. is required to the sink centerline.
(corrected)

2. There is no accessible route to the stage.

The school district has proposed to house a portable lift at Central School. It will remain there for use but could be pulled away for other uses. The Access Board has stated that in order to be compliant the lift should remain at the facility. The project can be approved with the following statement:

“A portable lift is an acceptable means of compliance in an existing facility renovation, however, the lift must remain at the site and be fully accessible at all events that utilize the stage area.”

RECOMMENDATION Approved with the above statement being sent to the Red Clay School District

SUBMISSION NUMBER 17121

OWNER OMB

PROJECT Tenant Fit-Out, The Mansion
Georgetown, DE

DESIGNED BY Bruce J. Moneta

CONTACT PERSON Bruce J. Moneta

PREVIOUS ACTION None

COMMENTS This project is for the tenant Fit-Out of a freestanding building in Georgetown known as The Mansion. The project is compliant with the following comments:

1. Ensure that there is 18" clear at the pull side of the door in Office 2. Built -in objects cannot encroach upon this clear space.
2. There should be signage posted at the non-compliant restroom directing people to the accessible restroom.

RECOMMENDATION Approved

SUBMISSION NUMBER 17122

OWNER Appoquinimink School District

PROJECT Whitehall Elementary School
New Castle County

DESIGNED BY Gilbert Architects

CONTACT PERSON Chris McCone

PREVIOUS ACTION None

COMMENTS This project is for a new elementary school. The project is compliant with the following exceptions:

1. The doors for the accessible stalls in the Restroom 105 and 106 block the clear path of travel when open. They should open into the stalls.
2. The fixture heights are specified at adult ranges and are recommended to be at children's reach ranges in children only occupied areas.

I have received corrections and the project is compliant.

RECOMMENDATION Approved – John Nanni recused

SUBMISSION NUMBER 17109-R

OWNER DHCI

PROJECT Kent/Sussex Building – Sussex 3 Nurses Station
Herman Holloway, New Castle

DESIGNED BY Davis, Bowen and Friedel

CONTACT PERSON Daniel Ridgely

PREVIOUS ACTION Disapproved September 2017

COMMENTS This project is for the renovation of an existing nurse's station and two bathrooms. The project was not compliant for the following reasons:

1. There are no dimensions in the restroom areas.
2. The countertops need to be dimensioned to the top of the sink rim, not the counter height.
3. There are no details for the water cooler. The drawing must have mounting heights, not just a general statement.

The issues have been corrected and the project is compliant with the following statement:

“Verify that all lavatories receiving new faucets are at compliant heights, have the required clear space and have insulated pipe wrap. Remount the existing lavatories as required to meet these conditions. “

RECOMMENDATION Approved with the above statement

SUBMISSION NUMBER 17123

OWNER Brandywine School District

PROJECT Facilities Department Relocation
Claymont, DE

DESIGNED BY TetraTech

CONTACT PERSON Tim Skibiki

PREVIOUS ACTION None

COMMENTS This project is for the renovations of an existing building and the addition of office spaces to house the school district's Facilities Department. The project has the following deficiencies:

1. The lavatory in the Men's Room encroaches into the required clear space on the pull side.
2. There are two existing accessible parking space shown. These need to be dimensioned and signage locations shown on the plan. One space should be designated with "Van Accessible" signage.
3. There needs to be a hatched access path from the accessible parking to the curb ramp.
4. It is unclear if the existing curb ramp is compliant or if the curb ramp will be installed.
5. There needs to be a hatched pedestrian path across the driveway to the entrance from the main parking lot.

RECOMMENDATION Disapproved

SUBMISSION NUMBER 17125

OWNER OMB

PROJECT Delaware State Fire School – Office Renovations
Dover

DESIGNED BY Studio Jaed

CONTACT PERSON Philip Conte

PREVIOUS ACTION None

COMMENTS This project is for the renovations of existing office space creating new offices, a computer room and supply store. Six additional offices are being slightly modified and updated. Although the plan is compliant, the restrooms that serve these offices are not compliant. Under the Path of Travel regulation an amount of at least 20% of the construction budget needs to be used for accessibility improvements.

RECOMMENDATION Disapproved

SUBMISSION NUMBER 17126

OWNER OMB

PROJECT Milford Annex Interior Renovations
Milford

DESIGNED BY Davis Bowen and Friedel

CONTACT PERSON Michael Bauman

PREVIOUS ACTION None

COMMENTS This project is for the renovations of an existing office area. The existing kitchen is being removed and 8 cubical work areas installed. A new kitchenette will be installed in another location. There are two existing unisex restrooms. One is labeled as ADA compliant and one is not. They will each receive new vertical grab bars. The ADA restroom is too small to achieve the 60" clear space required for the toilet from the side wall to the lavatory. Unless the renovation exceeds the 20% POT requirement the wall and lavatory should be moved to make the toilet room compliant. There should also be signage at the non-compliant restroom directing people to the accessible restroom.

RECOMMENDATION Disapproved

SUBMISSION NUMBER 17128

OWNER Cape Henlopen School District

PROJECT Rehoboth Elementary School
Rehoboth Beach

DESIGNED BY Tetra Tech

CONTACT PERSON Michael Berninger

PREVIOUS ACTION None

COMMENTS This project is for the construction of a new school. The project has the following deficiencies:

1. The signage for the accessible spaces need to be designated as to which are car and which are van spaces. Two van spaces are required.
2. There is no accessible hatched lane from the access aisles at the parking to the sidewalk.
3. There is no accessible access to the playing fields, the multipurpose recreation area or the courts.
4. The lines designating the basketball court in the gymnasium need to allow for a continuous 36" clear path of travel around the court.
5. Verify a 60" clear area for the toilet in the accessible stall in toilet rooms D112, D113, B110B, B101 and D215A.
6. Verify a 12" clear space between the transfer shower and the urinal in the Consortium Toilet Room D211A.
7. There needs to be a 30" clear space adjacent to the stove in the Mock Apartment D211. Note: the controls for the stove need to be located in the front of the unit.
8. The microwave in the Mock Apartment D211 is above allowed reach ranges.
9. 50% of the shelving in the Mock Apartment D211 kitchen should be at allowable reach ranges.

RECOMMENDATION Disapproved